

APPROVED MINUTES  
REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, JANUARY 11, 2016

1. CONVENE

Board Member Köster called meeting to order at 7:01pm.

2. FLAG SALUTE

Board Member Sullivan led the flag salute.

3. ROLL CALL

Present: Board Members Burton, Henneberry, Köster, Mitchell, Sullivan. Board Member Zuppan arrived at 7:38pm, during item 7-B. Absent: President Knox White,

4. AGENDA CHANGES AND DISCUSSION

Staff Member Thomas requested to move item 9-C to the before of the regular agenda.

5. ORAL COMMUNICATIONS

**\*None\***

6. CONSENT CALENDAR

**\*None\***

**\*\*\* 9-C 2016-2443 \*\*\***

2100 Clement Update - Bicycle Pedestrian Path

Staff Member Thomas introduced the item. He said the school district is not interested in having the developer of 2100 Clement build a biking and walking path on the utilities easement of the AUSD site at this time.

7. REGULAR AGENDA ITEMS

8. **7-A 2016-2433**

PLN15-0440 - 1716 Webster Street - Applicant: United Brothers Enterprise, Inc. The applicant requests an amendment to a use permit to allow sale of beer and wine at an existing 24-hour gas station and convenience store. The property is located within the C-C, Community Commercial zone within the Webster Street Business District. The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15270 - Projects Which Are Disapproved.

Staff Member Tai introduced the item. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=2540600&GUID=E046864C-3C13-4B01-B50E-BF39BA8C490A&FullText=1>

Board Member Sullivan asked the property owner how the Alameda Landing Safeway has affected his business.

The business owner, De Liu, explained that the Safeway gas station has had a large impact on his sales. He also said that many of his customers ask why he does not sell alcohol. He said he just wants the same chance to survive as the neighboring convenience stores and the gas stations on Park St.

Board Member Köster opened the public hearing.

De Liu said he covered most things in response to Board Member questions. He added that he wants what is fair for gas stations on Park St. to be fair for him and that it is an inconvenience for his customers.

Board Member Köster closed the public hearing.

Board Member Henneberry said he remembered when the item came before the board three years ago. He said the issue then was about approving alcohol sales at a gas stations. He said he does not see a reason to change it.

Board Member Mitchell said he agreed with Board Member Henneberry, that nothing has changed to warrant approving the use permit now.

Board Member Burton said he also remembered when the item came up previously and the large turnout of the public to speak on it, including many concerns from the neighbors. He said he agrees with the staff report saying nothing has changed since the previous decision that indicates they should change the decision.

Board Member Sullivan said she is concerned with the competition small businesses face from the big box retailers.

Board Member Köster said that the staff report and most of the letters received were still in opposition to this and that the applicant could appeal to the City Council if he did not agree with the Board's decision tonight.

Board Member Henneberry made a motion to approve the staff recommendation to deny the use permit application. Board Member Mitchell seconded the motion. The motion passed 4-1. (Board Member Sullivan opposed)

**7-B 2016-2424**

PLN15-0468 - 523 South Shore Center - Bank of Marin Workshop - Applicant: Lev Weisbach on behalf of Jamestown L.P. A request for a study session to consider the design for a new building to be constructed for the Bank of Marin at the South Shore Center access road, with associated pedestrian improvements. This project is covered under the Environmental Impact Report for the expansion of the Alameda Towne Centre, certified by the City on August 11, 2008.

Staff Member Diamond introduced the item. Lev Weisbach, project architect, gave a presentation on the proposed project. The staff report and attachment can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=2540601&GUID=DF710704-3DEC-4CDE-92BA-9B44BEFE88AD>

Board Member Mitchell asked for clarification of the parapet heights on the different design options and adjoining building.

Mr. Weisbach explained the varying heights and the structural concerns of connecting to the wrapped cornice of the TJ Maxx building.

Board Member Sullivan asked for clarification about the parapet heights and slope options.

Mr. Weisbach explained the context of the different heights and how the slope fit into the neighborhood.

Board Member Köster asked whether the roof cantilevers over the front elevation.

Mr. Weisbach explained that it does not and that it would require an additional set of beams that would interrupt the voluminous space on the interior that the applicant wished to preserve.

\*There were no public speakers\*

Board Member Sullivan said she liked version C. She said she liked the wood siding, the grey color and how the ATM fit more smoothly.

Board Member Burton said he was very happy with the sidewalk connection to Shoreline being included in the project. He said he liked scheme A, including the green color. He said he would like to see the ATM with the lower parapet AND pushed back in order to

make the box on the corner stand out. He said the twelve foot high store front is preferable than the fifteen foot option.

Board Member Henneberry said he would be okay with any of the designs. He suggested combining the cantilever on option B with the green color of option A.

Board Member Mitchell said he was not sure if the glass design would fit with the rest of the center. He said he liked option C, and that he preferred the lower roofline over the ATM.

Board Member Zuppan said none of the options fit with the rest of the shopping center. She said option C comes closest to fitting in. She said she is glad to see the sidewalk coming in.

Board Member Köster said he liked the modern design. He said he preferred the form of the sloping parapets on option B. He said he supported the lower roofline and recessing the ATM back. He said he is fine with either color scheme and prefers the twelve foot windows.

No action was taken.

#### **7-C 2016-2435**

Planning Board Workshop on Alameda Point Site A Design Review for Block 8 Affordable Housing

Staff Member Thomas introduced the item. The staff report and plans can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=2540602&GUID=B63C693F-F704-4886-884D-3682E661641C&FullText=1>

Neil Saxby from Eden Housing gave a presentation about the developer's plans for the site.

Jessica Music, architect from KGTy, gave a presentation on the project's design.

Board Member Sullivan asked why the senior building had the Juliet balconies, but the family building did not.

Ms. Music explained that they wanted to activate the courtyards, but that Appezzato Parkway needed some activation. She also said that some of Eden's concerns dictated those choices.

Board Member Burton asked about the color changes in the metal paneling of the senior building. He asked for clarification on materials choices in several areas of the buildings.

Ms. Music explained the details and philosophy behind the materials choices.

Board Member Mitchell asked about the lack of entrances on the ground floor corner unit of the senior building. He also pointed out the concern of birds congregating on the long horizontal surfaces.

Ms. Music explained the community room nature of the ground floor space and acknowledged the need to account for bird behavior when making their detail choices.

Board Member Köster asked about public access to the open spaces.

Staff Member Thomas said there would be public access easements through the mid-block parklet and that there would be no gates.

Board Member Köster asked whether the ground floor windows would be transparent or opaque and about the prevalence of white and grey in the senior building. He noted studies regarding the effects of colors on seniors' emotional states.

Ms. Music said the glass would be clear and that this was a "first pass" at the colors.

Board Member Sullivan asked if there would be sufficient parking for the project. The applicant explained their experience with parking needs for affordable projects and how it informed the amount of parking they are choosing to build.

Board Member Zuppan asked about the selective use and placement of the awnings.

Ms. Music said the choices were made to emphasize changes in the window patterns and materials choices. She said they were decorative.

\*There were no public speakers\*

Board Member Mitchell said he liked the family building. He said he was worried that the senior building design might be too busy.

Board Member Zuppan said she liked the parklets and inclusion of the community gardens. She said there was too much variation along the Appenzato frontage and maybe there should be more repetition. She said the white corner of the senior building was too large of a mass and it breaks up the rhythm. She said she felt there were too many layers. She said she liked the idea of bringing more color to the senior building.

Board Member Köster said he appreciated the efforts to transition the scale of the buildings and the juxtaposition of the horizontality and verticality in the design and how that relates

to the other buildings at Site A. He said he wondered about the entry to the senior building and whether extending the canopy out would be necessary for seniors.

Board Member Burton said the overall project and site gestures are on a good footing. He said he liked the ground floor active community spaces facing Appezzato. He said the side street elevations were very flat and needed more articulation around the corners.

Board Member Sullivan said she liked the gardens, parklet and the family building. She said she wants to see a drop off area right up close to the entrance of the senior building.

No action was taken.

#### **7-D 2016-2437**

Planning Board Workshop on Alameda Point Site A Design Review for Waterfront Park

Staff Member Thomas introduced the item. The staff report and attachments are available at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=2540603&GUID=EDFBA20A-2CD1-4023-8EF1-8FCC6203C2A1&FullText=1>

Joe Ernst of Alameda Point Partners gave the background on the project. The project architect then gave the presentation on the park's design and programming.

Board Member Zuppan asked about water access for small boats and whether that was in this phase. The architect said that it would hopefully be included with Building 113 which is just outside of this area.

Board Member Sullivan asked whether a railing was being considered for the waterfront. The architect said they have studied the issue and are considering different options.

Board Member Burton asked about the permeability of the promenade.

The architect explained the strategy for the surface and intentions to reuse much of the concrete surface.

Board Member Köster asked about the potential to add steps down to the water.

The architect explained that they might be able to do that around the corner where the riprap is, but in this section the fragility of the bulkhead and distance down to the water prevented that.

Board Member Köster opened the public hearing.

Doug Perry stressed the need to establish access to the water for maritime uses such as small boats.

John Hansen said the access to the water drew him to Alameda 20 years ago. He is concerned that we are focusing on water access meaning a promenade and not actual access to the water for recreational boating activity.

Richard Jepsen said residents deserve access to use the water not just look at it. He said the Community Sailing Center needs a better space.

Tom Charron said that Alameda's boatyards have been disappearing and we need to prioritize our working waterfront to serve the thousands of boats around the island.

Dan Leininger encouraged the board to focus on helping get people in boats, not just watching boats.

Yvonne Wiegman had a letter read by Kame Richards stating her experience with Alameda Community Sailing Center and her desire to keep the docks and boat ramps.

Ryan Schofield said it seems like we are making it harder for average citizens to get on the water instead of just walking around it.

Kame Richards, President of the Alameda Community Sailing Center, explained the value of the Seaplane Lagoon. He showed what Newport beach has done for community sailing. He explained the difficulty of the proposed sailing center location due to prevailing wind direction and that they would prefer to launch along the northern wall, further to the west.

Travis Lund, executive director of the Treasure Island Sailing Center, said that getting kids from different socioeconomic backgrounds on the water, it does great things. He said it makes good citizens.

Nancy Hird encouraged the board to accelerate the process of getting the water access for the sailing center so we can take advantage now rather than wait years and years.

John Platt said that the plans are not utilizing the water.

Steve Sorensen echoed the other speakers' comments. He said there are reducing levels of access for people to put small craft in the water. He wishes we could develop something like the Tideway center at the Seaplane lagoon.

David Lyman said the board will be remembered favorably for providing genuine access to the water.

Peter Wolfe said the location of the small boat dock on the downwind end of the lagoon was problematic. He said the beach in the plans for later phases looked contrived. Helen Sause said we should preserve the opportunity to be next to the water.

Board Member Köster closed the public hearing.

Board Member Köster pointed out that the historic ramps are just outside of the phase that they are considering tonight. He said that there are limited spots in the Bay Area for public docking of larger boats to encourage people to come visit sites like this.

Joe Ernst said they are committed to developing boat access at the site and they are still working on how best to accomplish that.

Board Member Sullivan said she does not understand why we are not prioritizing the access to get on the water for the sailing center.

Board Member Mitchell said the design is special. He said he has experience with his children being water adjacent without railings and it works out okay. He said he likes bringing the historical aspects to the taxiway.

Board Member Burton said there was a good balance between open spaces and making it human scale. He said other waterfront areas manage to succeed without railings and he would go to the mat to prevent a railing.

Board Member Zuppan said we need to account for the impact of dogs, discouraging skateboarding and thinking about potential fishing uses in later phases. She said she thinks the plans have come a long way. She said has been worried about potential ongoing maintenance costs and that the design hopefully minimizes them.

Board Member Köster said the entire Site A plans are really coming together. He said he hoped a floating dock could be a part of phase 0 to get the ball rolling.

No action was taken.

## 9. MINUTES

**\*None\***

## 10. STAFF COMMUNICATIONS

### **9-A 2016-2441**

Zoning Administrator and Design Review Recent Actions and Decisions



Staff Member Thomas said no items were approved since the last meeting.

**9-B 2016-2442**

Future Public Meetings and Upcoming Community Development  
Department Projects

Staff Member Thomas said Block 10 would be coming before the board at the next meeting.

**9-C 2016-2443**

2100 Clement Update - Bicycle Pedestrian Path

**\*\*\*moved to beginning of the meeting\*\*\***

11. WRITTEN COMMUNICATIONS

**\*None\***

12. BOARD COMMUNICATIONS

**11-A 2016-2439**

Report from the Alameda Point Site A - Ad-Hoc Sub-Committee

**\*None\***

**11-B 2016-2440**

Report from the Boatworks - Ad-Hoc Sub-Committee

**\*None\***

13. ORAL COMMUNICATIONS

**\*None\***

14. ADJOURNMENT

Board Member Köster adjourned the meeting at 10:53pm.